

Mayor Bill Seuell called the meeting to order at 7:00 p.m. Also present were Councilmembers Jim Berger, Kay Carlquist, Robert Jurca, and Mary Cooper, along with Assistant City Manager Steve Glammeyer and City Attorney Mike Schottelkotte. A meeting notice was posted in the south window at City Hall at least twenty-four hours prior to the meeting. City Manager Lanny Sloan was currently out of the office.

**Pledge of Allegiance**

The Mayor led everyone present in the Pledge of Allegiance.

**Changes to the Agenda**

There were none.

**Minutes**

It was moved by Councilmember Jurca and seconded by Councilmember Carlquist to approve the minutes of September 4, 2007 as submitted by the Clerk. All in favor, motion carried.

**Citizen Comments**

There were none.

**Financial Report**

Finance Director Tod DeZeeuw presented the financial report for the period ending August 31, 2007. There were no questions.

**Council Bill #22, 2007; First Reading; Initial Zoning for Jennings Landing Additions No. 1 and No. 2, and a Portion of Jennings Landing Addition No. 3**

Community Development Director Black reported that applicant, Jay Atchley, represented by Matt Brezonick of Jehn Engineering, requested an initial zone district of B-3 for his 3.8 acre property. The property was annexed as part of the Jennings Landing additions and is located at the intersection of E Road and Highway 50. Planning Commission discussed the location of the property and the allowed use in the B-3 district. Planning Commission then recommended that the B-2 district would be more appropriate. Because this property is located at the entrance to the City as well as Sweitzer Lake, Staff is also recommending zoning to be B-2.

Council Bill #22, 2007

AN ORDINANCE OF THE CITY OF DELTA, COLORADO,  
PROVIDING INITIAL ZONING FOR THE JENNINGS LANDING  
ADDITIONS NO. 1 AND NO. 2 AND A PORTION OF THE  
JENNINGS LANDING ADDITION NO. 3

was read by the Deputy Clerk.

It was moved by Councilmember Berger and seconded by Councilmember Cooper to adopt Council Bill #22, 2007 on first reading. Roll call vote: Councilmembers Jurca, aye; Berger, aye; Carlquist, aye; Cooper, aye; and Seuell, aye. Motion carried.

**Park Ridge II Subdivision Preliminary Plat**

Community Development Director Glen Black reported that the Park Ridge II Subdivision Preliminary Plan proposes to subdivide approximately 19.84 acres into 101 units as a Planned Unit Development located at 1045 E. 9<sup>th</sup> Street on Garnet Mesa, south of the existing Riley Lane and is currently zoned R-3.

Mr. Black explained that Planning Commission recommendations are as follows:

1. Prior to construction, off site dedication of 9<sup>th</sup> Street needs to be recorded and offsite improvements to 9<sup>th</sup> Street should be completed as part of filing 1 construction.

## **Regular Meeting, Delta City Council, September 18, 2007 (Cont.)**

### **Park Ridge II Subdivision Preliminary Plat**

#### **Planning Commission Recommendations (cont.)**

2. Plat should provide 50 feet of street frontage on east 9<sup>th</sup> St. to allow access to adjacent property.
3. Add play set for children to parks plan and install in accordance with manufacturers specifications.
4. Detail work station equipment and install in accordance with manufacturers specifications.
5. Gazebos will have concrete floors and be sized as specified.
6. Picnic tables will be set on concrete slabs.
7. All corrections are made to preliminary plat as redlined by staff and three copies are accepted.
8. Minor corrections made to the construction drawings as redlined and three wet stamped paper sets are accepted.
9. Meet all City of Delta applicable requirements, standards and specifications.
10. No final plat or partial final plat filing may be submitted more than two (2) years after approval of a related preliminary plat and in all cases not beyond 10 years (16.04.050.E.1.a.)
11. A pre-construction meeting must be held and water tapping fees paid prior to commencement of construction.

Mr. Black, John with Ute Engineering and Lloyd Rodriguez representing the owners, Team 91, LLC, answered Council's questions regarding maintenance requirements and responsibilities of the homeowners association along with more explanations regarding adjoining properties and right-of-way, water drainage, drainage ditches, grassed retention ponds, green space and parks, curb, gutter sidewalk and paths, plus plans for street connectivity and concerns with increase of traffic. The private street within the subdivision was discussed in length regarding responsibilities. It was noted that upkeep charges would not fall on the shoulders of the HOA until after 67% of all the units are sold and then would be in the vicinity of \$75 to \$80 each month per home owner.

It was moved by councilmember Cooper and seconded by Councilmember Carlquist to approve Park Ridge PUD Preliminary Plat subject to Planning Commission recommendations. All in favor, motion carried.

#### **City Attorney Comments**

Mr. Schottelkotte noted that everything is up to date and pretty quiet on the legal front.

#### **City Manager Comments**

Mr. Glammeyer asked the Community Development Director to speak on the subject of the River Walk Subdivision due to a request. Mr. Black talked about the preliminary plat that had been presented previously, stating that Council had asked that the developer go back and readdress several issues. The developer was not present at that meeting so staff met with the developer's attorneys afterwards. Now the developer and his attorneys would like to bring this subdivision back to Council to discuss the issues further. It was agreed to schedule this for the October 2, 2007 City Council meeting.

Mr. Glammeyer informed Council that Alison Garnier, the Alcohol Substance Abuse Program Coordinator with Delta County, had visited with him asking him to speak briefly in her behalf since she could not make it to the meeting tonight. They are trying to raise money to help with their program by way of a Cedaredge Apple Fest booth Oct 6 & 7 to help kids get involved in other things other than alcohol. They are asking for volunteers to help with the booth, donated items for prizes, and logos or nonprofit organization names for T-shirts. Steve has all the information if anyone would like to contact him.

#### **Councilmember Comments**

Councilmember Jurca mentioned receiving a memo regarding a work session on Thursday, however had no time stated. Council set the time for 7:00 p.m.

Councilmember Carlquist talked about attending the Council Tree Pow Wow over the weekend, stating that it was very exciting and an eye opener.

**Regular Meeting, Delta City Council, September 18, 2007 (Cont.)**

**Councilmember comments (cont.)**

Mayor Pro Tem Cooper said she had attended Council tree Pow Wow too, had talked with Wilma who stated that the attendance was up. Weather held out until prizes were handed out, which worked out very well.

Mayor Seuell expressed that the crowds at Pow Wow were very encouraging. There were a lot more people attending this time.

The meeting was adjourned at 7:30 p.m.

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Patricia E. Vannest, Deputy City Clerk